



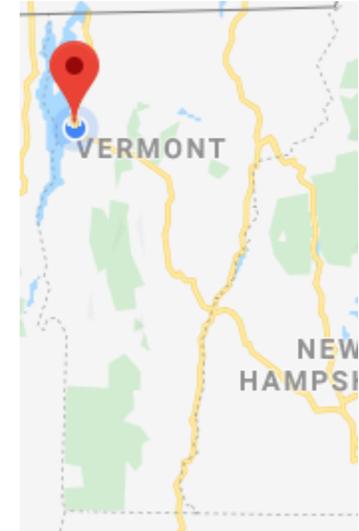
Main Street Revitalization

Vermont Community Development Association
November 5, 2019

Who We Are



- 1.4 mi² – the most densely populated City in Norther New England
- Median age is 31.6
- 19.2% of Winooski neighbors are people of color
- 18% of Winooski’s population is foreign born with residents hailing from over 20 different countries of origin. The four largest groups are from Nepal, Iraq, Somalia and Canada.
- 39% of our homes are owner occupied.



Strategic Vision

Winooski will be an affordable, livable, diverse community where the roles of the government will be to foster and guide the following:

Economic Vitality: Maintain and expand our economic development to ensure a long term vibrancy and small town feel.

Municipal Infrastructure: Invest in the City’s municipal infrastructure, including energy resources, facilities, technology, roads, sidewalks, and water, sewer, and storm water lines, in order to make our City safe and accessible to residents and visitors while recognizing the critical role that we play in the region’s system.

Housing: Ensure a mix of quality, affordable housing stock that maintains the character and aesthetics of our neighborhoods.

Safe, Healthy, Connected People: Foster relationships across generations and cultures by providing safe, healthy environments and opportunities to connect and engage.



Project Need

Purpose of the Project

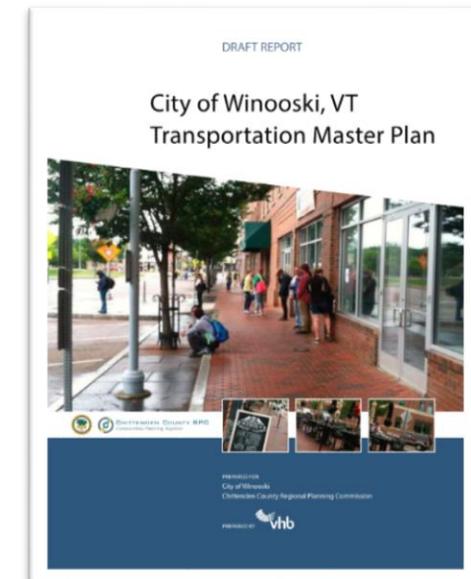
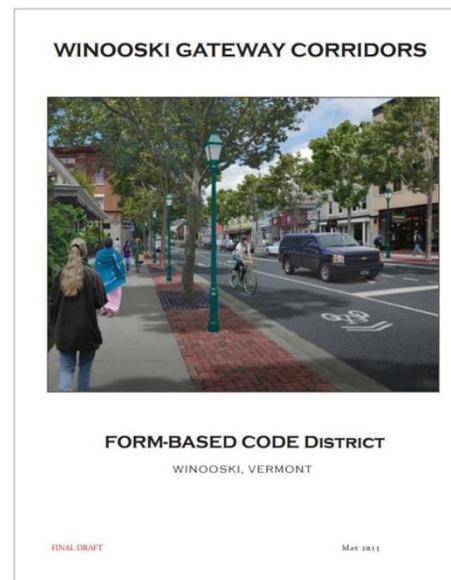
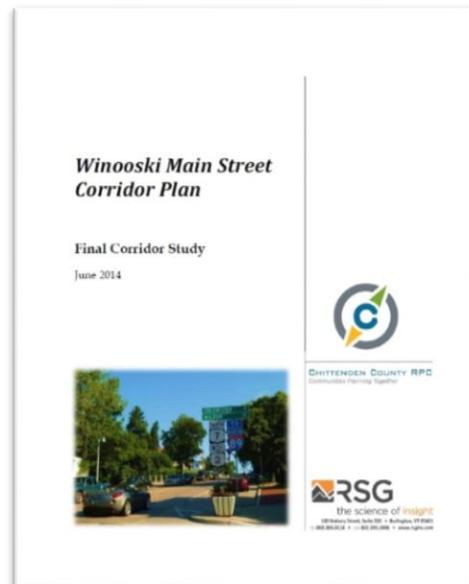
- Enhance **mobility** and improve **safety** and **access** for all modes of transportation,
- Upgrade outdated **stormwater** management and treatment practices, **drinking water** systems (140 years old), and **sanitary sewer** systems (130 years old)
- **Accommodate and incentive growth** through improvements to the public utility and transportation networks.

Need for the Project

- Antiquated and Unreliable Water Supply and Sewer Systems
- Lack of Stormwater Treatment
- Placemaking aligned with the community's vision for the Main Street gateway corridor
- Deficiencies in Transportation Infrastructure. Need for improved pedestrian and bicycle facilities

Project Opportunity

- Aligned to Community's Vision
 - Main Street Corridor Plan – 2014
 - Gateways Form-Based Code – 2015
 - Transportation Master Plan – 2016
- Capitalize on the success of the Tax Increment Financing District
- Align to redevelopment as a result of Form Based Code
- Support new investment in businesses and housing
- Incentive development along Gateways while maintaining neighborhoods – aligned to vision of strategic growth



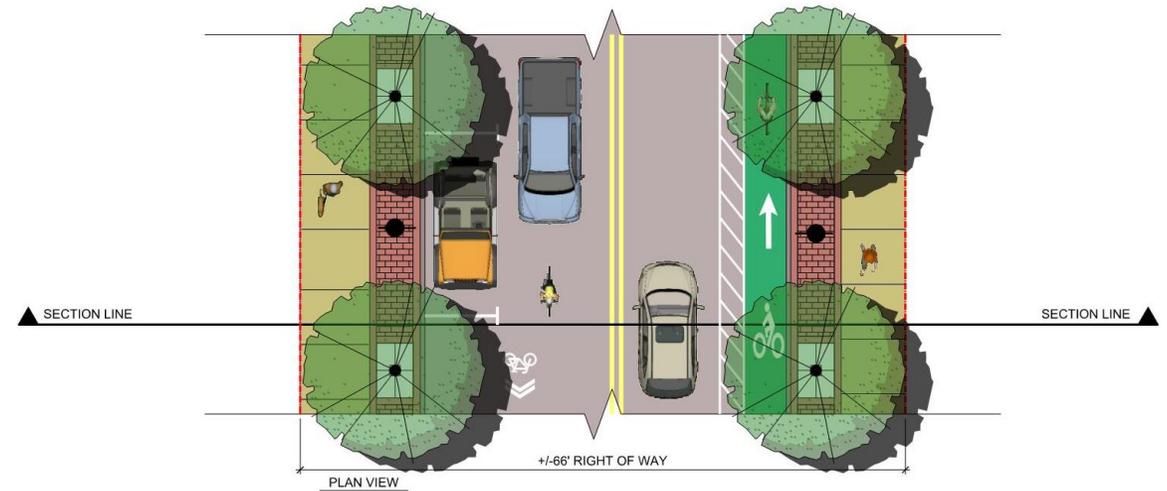
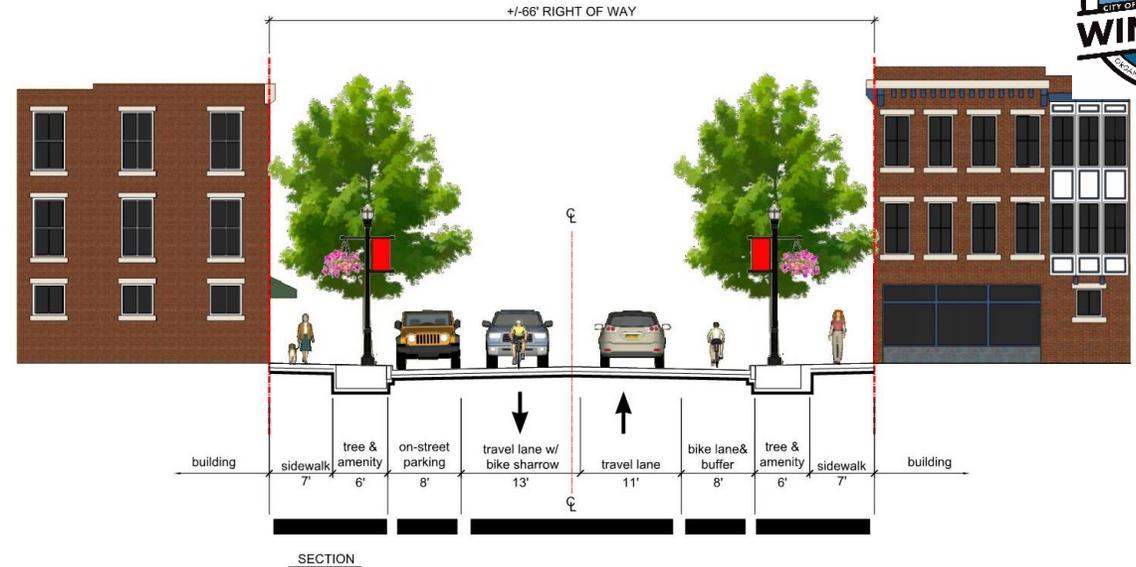
Proposed Design

Utilities

- Modern water and wastewater lines
- Upgrade stormwater lines and green stormwater infrastructure
- Underground overhead utilities

Roadway

- 4,000 feet of Class 1 Town Highway
- Traffic Volumes of 15,000 vehicles per day
- On-Street Parking
- One-Way Uphill Protected Bike Lane and Shared Use Lane Downhill
- Expanded Pedestrian Accommodations



1 LAYOUT 1A
SCALE 1" = 10'



Financing and Funding

General Fund

- Total Cost: \$13.9M
- Grants:
 - Vtrans = \$289,600
 - Northern Border Commission - \$450,000
 - Vtrans Bike & Ped - \$400,000
- Minimize use of property tax revenue
 - Local Options Tax earmark
 - Utilize Main Street grand list growth
 - Structure project scope and debt to align with TIF expiration
 - Potential impact fees

Water Fund

- Total cost: \$2.2M
- USDA Grant: \$988,000 (47%)
- Remaining Debt Service: \$1,112,000
- Annual added debt service: **\$54,123** (USDA low-interest loan, 40Yr)

Sewer (Sanitary and Storm)

- Total cost: \$6.4M
- USDA Grant: \$2.6M (40%)
- Remaining Debt Service: \$1.1M (USDA low-interest loan)
- Annual added debt service: **\$193,834** (USDA low-interest loan, 30Yr)

Project Development Process



Lessons Learned

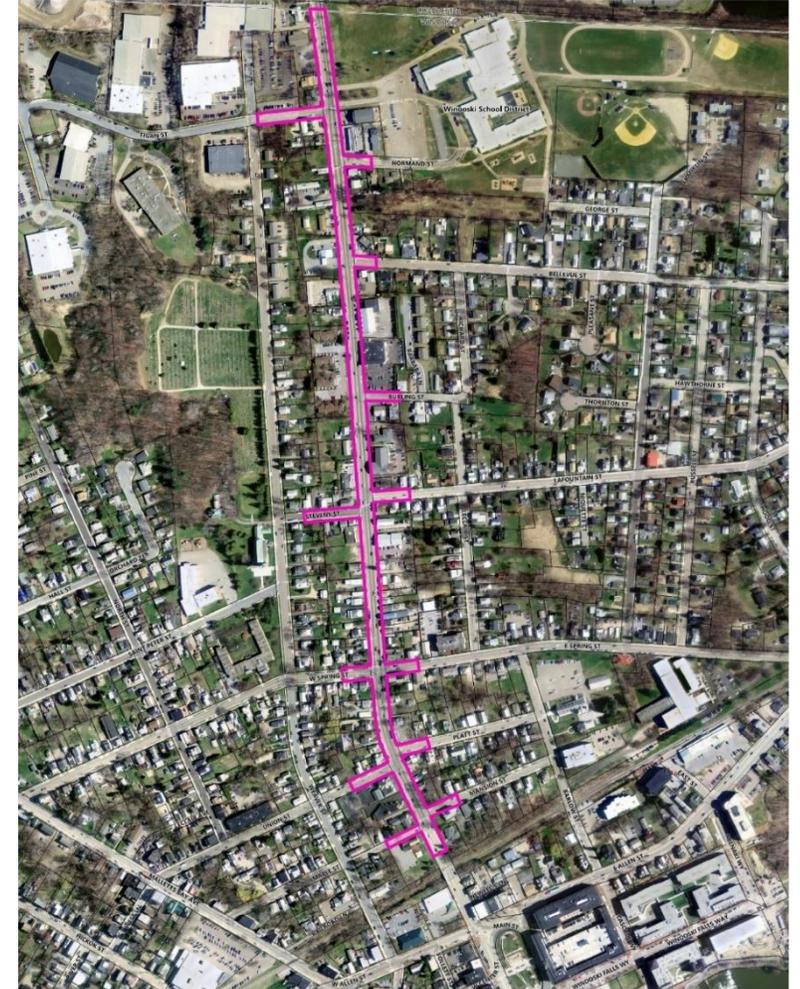


Key Messaging

- Community Vision
- City infrastructure improvements are necessary and inevitable
- Infrastructure will never be less expensive
- Articulate and commit to a project to bring other partners/funders to the table

Multiple Sectors of Champions

- Elected Officials – Aligned to community vision and political champions
- Staff – Professional engineers and managers who can manage the project, oversee engineers/contractors, apply for funding and manage finances
- Community Partners – Others who will benefit and add value as a result of the project (schools, development partners, business community, nonprofit community)





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